

59-4-96 # 1979
59-4-80 # 1978

WARRANTY DEED

57-56
57-38

Know All Men By These Presents

024200

That **SIMON GRONDIN** and **KAREN GRONDIN**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by **SIMON GRONDIN**, of Waterville, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **SIMON GRONDIN**, his heirs and assigns forever;

The land in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Commencing at a point in the northerly right of way line of Roosevelt Avenue in the southwest corner of premises conveyed by Lewis Rosenthal to Harold P. Simpson by deed recorded in the Kennebec County Registry of Deeds in Book 660, Page 476; thence in a general westerly direction along the northerly right of way line of Roosevelt Avenue a distance of ninety-five (95) feet to the southeast corner of premises conveyed by Lewis Rosenthal to Horace S. Warren by deed recorded in the Kennebec Registry of Deeds in Book 654, Page 394; thence in a general northerly direction a distance of one hundred (100) feet, more or less, to a point; thence in a general easterly direction in a line parallel to and one hundred (100) feet, more or less, distant from the northerly right of way line of Roosevelt Avenue a distance of ninety-five (95) feet to a point; thence in a general southerly direction a distance of one hundred (100) feet, more or less, to a point at the point of beginning.

Meaning and intending hereby to convey the following:

- 1) Premises acquired by Evelyn Rosenthal by deed of Lewis Rosenthal recorded in the Kennebec County Registry of Deeds in Book 648, Page 248 covering Lot #46 and a thirty foot strip of Lot #45 on a plan of Boutelle Heights, Waterville, Maine made by Green & Wilson, dated May 10, 1921.
- 2) A strip of land fifteen (15) feet in width being the most westerly strip of land on Lot #47 on the aforesaid plan of Boutelle Heights and being a portion of the premises acquired by Lewis Rosenthal by deed of George Boutelle and recorded in the Kennebec County Registry, Book 594, Page 482.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a deed from Lewis J. Rosenthal and Evelyn Rosenthal to Albert P. Marsh, III and Ann Callaway Marsh, dated July 16, 1971, and recorded in the Kennebec Registry of Deeds, to which reference is made for a more particular description thereof.

Also another certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Commencing at a point in the southerly right of way line of Johnson Heights, which point is also situated in the northwest corner of premises presently or formerly owned by Ernest and Ethel Smith; thence in a general westerly direction along the southerly right of way line of Johnson Heights a distance of ninety (90) feet, more or less, to the northeast corner of premises presently or formerly owned by Lloyd and Zella Cooper; thence in a general southerly direction a distance of one hundred (100) feet, more or less, to a point (the aforesaid westerly bound of the within described premises being a straight line extension of the west bound of premises presently owned by the within grantors situated upon the northerly side of Roosevelt Avenue); thence in a general easterly direction along the northerly line of premises

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NO TRANSFER
TAX PAID

presently owned by the within Grantors a distance of ninety (90) feet, more or less; thence in a general northerly direction along the westerly line of premises presently owned by Ernest Smith a distance of one hundred (100) feet to the point of beginning.

Being the same premises conveyed to the herein grantors by warranty deed from William T. Cottle, Jr. dated November 15, 1978 and recorded in Kennebec Registry of Deeds, Book 2165, Page 94.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **SIMON GRONDIN**, his heirs and assigns, to him and their use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said **SIMON GRONDIN** and **KAREN GRONDIN** have hereunto set our hands and seals this day of October, 1990.

Signed, Sealed and Delivered
in the presence of

Susan S. Davis
Simon Grondin
Karen Grondin
Karen Grondin

STATE OF MAINE
COUNTY OF KENNEBEC

Date: 10/19/90

Personally appeared the above named Simon Grondin and Karen Grondin and acknowledged the above instrument to be their free act and deed.

Before me,

Susan S. Davis
Notary Public

SUSAN S. DAVIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 18, 1996



RECEIVED KENNEBEC REG.
1990 OCT 24 AM 9:00
THIRD: Simon Grondin
REGISTER OF DEEDS